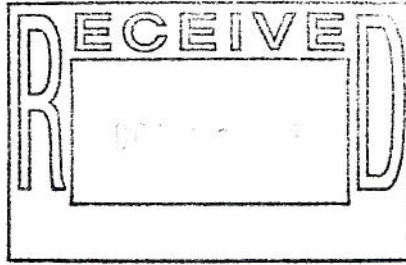


# Exhibit I



**THE  
LEGAL  
AID  
SOCIETY**



Harlem Community Law Office  
230 E. 106th Street  
New York, NY 10029  
T (212) 426-3000  
www.legal-aid.org  
Direct Dial: (212) 426-3016  
E-mail: EHasbrook@legal-aid.org

December 10, 2015

Robert Ehrlich, Esq.  
Heiberger & Associates, P.C.  
589 Eighth Avenue, 10th Floor  
New York, New York 10018

**HEIBERGER & ASSOCIATES P.C.**  
**589 EIGHTH AVENUE, 10TH FLOOR**  
**NEW YORK, NEW YORK 10018**

Blaine (Fin) V. Fogg  
*President*

Seymour W. James, Jr.  
*Attorney-in-Chief*

Adriene L. Holder  
*Attorney-in-Charge*  
Civil Practice

Barbara Graves-Poller  
*Attorney-in-Charge*  
Harlem Community Law Office

Re: 682 Inwood Owner LLC v. Yocasta Sanchez, L&T 84736/15

Mr. Ehrlich,

The Legal Aid Society will be appearing on behalf of Yocasta Sanchez in the non-payment proceeding referenced above.

I reviewed the combined rent demand and Fair Debt Collection Practices Act notice dated November 10, 2015 and allegedly served on Ms. Sanchez by substitute service in the days thereafter. A copy of the notice is enclosed with this letter.

Ms. Sanchez disputes the validity of the debt. She owes no arrears attributable to her share of the rent as determined by the Section 8 provider. She disputes the character, amount, and legal status of the debt. The communication threatened a lawsuit if she did not pay that could not be legally taken. If you disagree, Ms. Sanchez requests that Heiberger and Associates, P.C. mail me a verification of the debt.

If you agree, Ms. Sanchez requests that you move to discontinue the pending non-payment proceeding. This proceeding is at least the third frivolous lawsuit that Heiberger and Associates, P.C. filed against Ms. Sanchez seeking the Section 8 subsidy-portion of the rent. The stipulations to discontinue two prior cases are enclosed with this letter for your reference.

Sincerely,

Evan Hasbrook  
Staff Attorney

Enclosures: combined rent demand and FDCPA notice, stipulations (2) to discontinue.

HEIBERGER & ASSOCIATES, P.C.  
589 Eighth Avenue, 10th floor  
New York, NY 10018  
212 532-0500

**THREE DAY NOTICE**

Dated: November 10, 2015

TO: YOCASTA SANCHEZ & NYCHA  
682 ACADEMY STREET,  
Apt. 45  
NEW YORK, NY 10034

Additional Mailing:  
N.Y.C.H.A.  
90 CHURCH STREET, #9TH FLOOR  
NEW YORK, NY 10007

Respondent-Tenant

PLEASE TAKE NOTICE that you are hereby required by your tenancy to pay 682 INWOOD OWNER LLC., landlord of the above described premises, the sum of \$1,044.32 for rent of the premises as follows:

11/15 \$376.38      10/15 \$357.00      09/15 \$310.94

The above sum represents arrears owed after all payments made by you have been applied to the oldest monies due leaving the above months open.

You are required to pay within THREE (3) days by 11/18/2015 or give up possession of the premises to the landlord. If you fail to pay or give up the premises, the landlord will commence summary proceedings against you to recover possession of the premises.

**682 INWOOD OWNER LLC.**

**Landlord/Creditor**

DM01 -72 -45

CMEI

The firm has been retained to collect a debt consisting of rent arrears totaling \$1,044.32. Any information obtained will be used for that purpose.

The above named creditor claims that you owe rent arrears as specified.

Unless, within 30 days after receipt of this notice, you dispute the validity of the debt or any portion thereof, we will ~~assume the debt to be valid. If, within thirty days of your receipt of this notice, you notify us in writing that or any~~ portion thereof is disputed, we will obtain a verification of this debt or a copy of the judgment, if any, and we will mail you a copy of such verification or judgment. If the original creditor is different from the creditor named above, then upon written request within thirty days of receipt of this letter we will provide you with the name and address of the original creditor.

This opportunity to dispute the debt is separate from any response you are required to take with respect to any other legal notices you receive. Federal law requires me to provide you with the foregoing notice. The law does not require me to wait until the end of the 30-day period before filing an eviction suit. If however, you dispute the debt, or request proof of the debt to the name and address of the original creditor within 30-day period that begins with your receipt of this letter, we will suspend our efforts until we mail such information to you.

CIVIL COURT OF THE CITY OF NEW YORK  
COUNTY OF NEW YORK: HOUSING PART C

-----X  
682 INWOOD OWNER LLC.

L&T 90082/2013

Petitioner-Landlord

-against-

YOCASTA SANCHEZ.

Respondent-Tenant  
-----X

STIPULATION OF  
DISCONTINUANCE

1/22/14

The parties by their respective attorneys agree as follows:

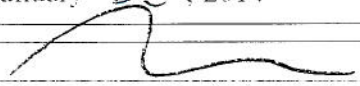
1. The within proceeding is discontinued as respondent has paid in full the tenant portion of the rent through January 31, 2014 and has a credit of \$128.80 toward the February, 2014 tenant portion of \$350. These payments were made prior to the institution of this proceeding.

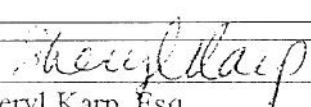
2. This discontinuance is without prejudice to petitioner's right to collect MCI increases and rent increases from NYCHA Section 8.

3. For the purposes of this stipulation faxed or digitally transmitted signatures shall be treated as if they were originals.

4. Either side may present this stipulation to the court to be approved and filed *ex parte*.

Dated: New York, New York  
January 22, 2014

  
Robert Ehrlich, Esq.  
Heiberger and Associates  
205 Lexington Ave, 19th Floor  
New York, NY 10016  
Tel: 212-532-0370  
Attorney for Petitioner

  
Sheryl Karp, Esq.  
The Legal Aid Society  
230 East 106 Street  
New York, NY 10029  
Tel: 212-426-3029  
Attorney for Respondent



## CIVIL COURT OF THE CITY OF NEW YORK

County of NYDate 10/18/16 Part FIndex No. L&T: 66866/12Page 1 of 1Hon. Elisavinda682 Innocent Owner LLC

Petitioner(s),

against

Sanchez

Respondent(s)

## STIPULATION OF SETTLEMENT

The parties understand that each party has the right to a trial, the right to see a Judge at any time and the right not to enter into a stipulation of settlement. However, after review of all the issues, the parties agree that they do not want to go to trial and instead agree to the following stipulation in settlement of the issues in this matter.

Party (please print)

Added/Amended  
or Deleted

Appearance

No Appearance

No Answer

Petitioner

Respondent 1

Respondent 2

Respondent 3

① Matter discontinued w/o prejudice to any notices by or for NYCHA

② NYCHA provides copies of all checks from 2011-2012  
No check from 2/12 has been provided & NYCHA records reflect this would be check # 8817445

[Signature]  
Att'y - Debt Collector

[Signature]

[Signature]  
Respondent